



Assessor's Parcel Number(s):

078C043801901, 078C043800700,
078C043800800, 078C043801000,
078C043800900, 078C043801101,
078C043800600

GP DESIGNATION

SMU: Sustainable Mixed Use

PR: Parks and Recreation

ZONING DESIGNATION

Civic Space Zone & S-T5: S-T5 Urban Center Zone

S-CS: S-Civic Space Zone

PROPERTY SIZE

486,030 total sq ft

SETBACKS

MIN FRONT YARD	2 ft. min. 12 ft. max.
MIN REAR YARD	3 ft min.
MIN SIDE STREET YARD	2 ft. min. 12 ft. max.
MIN SIDE YARD	0 ft. min. 24 ft. max.

LOT COVERAGE

90% Maximum

MINIMUM LOT SIZE

None

MINIMUM AVERAGE LOT WIDTH

18 ft min 250 ft max

DENSITY

35-55 units/acre net

*Residential densities up to 100 dwelling units per net acre for mixed use projects that include a residential component

HISTORIC BUILDINGS

None

The majority of these properties lie within the South Hayward Form-Based Code S-T5 District and are also within the Civic Spaces Zone, which is for the provision of public Open Space, Civic Buildings, and Civic uses. The information on this sheet reflects zoning regulations from the S-T5 District.



